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**Subject: Encore Falcone Flex Unit Allocation Application**

**P&Z# 20-05000003**

**Owner: 1307 South Wabash LLC**

**Project Location: 3151 - 3251 Federal Highway**

**RESPONSE DATE: August 2, 2021**

**Utilities**

1. Please note that additional review and further comments may be forthcoming contingent upon future submittals.  
**Response: Noted.**
2. The City of Pompano Beach Utilities Dept. has no comment at this time with regard to the requested allocation of 285 RESIDENTIAL FLEX UNITS to construct a mixed-use project.  
**Response: Noted.**

**Waste Management**

1. No comments at this time.  
**Response: Noted.**

**Engineering**

1. Engineering has no objections at this time, subject to site plan changes from other departments.  
**Response: Noted.**

**Fire Department**

1. Fire has no objections at this time, subject to site plan changes from other departments.  
**Response: Noted.**

## Landscape

1. Comments will be rendered at time of site plan submittal.  
**Response: Noted.**
2. Provide landscape plans in accordance with 155.5203 for the entire site.  
**Response: The landscape plans were included with the DRC site plan submittal (PZ 21-12000015).**
3. There are some large existing trees on site, arrange proposed site plan to preserve key trees to support the city's position of tree preservation.  
**Response: This comment was addressed in the DRC site plan submittal.**

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## Zoning

1. It is not clear which Documents and Drawings in the DRC Folder from June 2020 are still valid as part of this application. The Flex Justification Statement remains, and states that this project is for a mixed-use development. However, a non-residential use was not found on the most recent conceptual site plan. Please clarify.  
**Response: The plans and the narrative have been revised to reflect that this is a mixed use project with residential and non-residential uses.**
2. The access point and row of parking falls on a site that was previously site planned. The Site Plan approval for this conceptual plan must resolve any nonconformities that result in amending a previously agreed upon point of access or previously relieved perimeter buffer for the gas station.  
**Response: Acknowledged. The site plan process will address these items relating to the previously approved plan.**
3. Zoning District - B-3
  - a. Flex approval is required for residential density as proposed.  
**Response: Noted.**
  - b. Applicable to facades along an interior or street side property line: Those portions of a structure extending above a height of 50 feet shall be set back an additional 1 ft for each 4 ft (or major fraction thereof) the height of the portion of the structure exceeds 50 ft.  
**Response: This comment was addressed in the revised site plan. Project is mixed-use with commercial on ground floor on east side of Project.**
4. Use Standards - Mixed Use, General Retail, Multifamily Residential
  - a. Mixed-use dwelling uses are generally intended to accommodate residential living above street-level nonresidential uses. Lobbies, security, and uses incidental to the upper story dwelling use may be allowed on the street level, but all principal living spaces in multi-story or multi-tenant buildings must be above the first floor.  
**Response: Project has been modified from multifamily only to mixed-use. Commercial use space is shown on ground floor on east side of Project.**
  - b. A multifamily dwelling must comply with the design standards for multifamily development in Section 155.5601, Multifamily Residential Design Standards.  
**Response: Noted. The project will comply with the design standards for mixed-use projects.**

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5. Development Standards

- a. Access and Circulation - conceptual plan does not require greater detail. Please note - at the time of Site Plan approval, the site must include sufficient access/circulation for pedestrians and bicyclists. Sufficient stacking for driveway entrances with on-site parking spaces must be provided. Public Sidewalks must be provided abutting development perimeters, where absent.

**Response: Noted.**

6. Landscaping

- a. Development will require 1 tree and 5 shrubs per 3,000 sq ft of lot area or major fraction thereof.
- b. Vehicular Use Area Landscaping (Perimeter, Interior, Between VUA and Building)
- c. A Type B Buffer is required along all perimeters with residential zoning districts.
- d. Street Trees

**Response: Noted and being addressed in site plan application process.**

7. Design Standards

- a. Abutting Residential Compatibility:
  - i. Any portion of a structure greater than 40 feet in height that is contiguous to the existing single-family residential development shall be set back one foot for each foot of height over 40 feet, up to a maximum distance of one-half the height of the structure in addition to the setback required for the structure by district regulations.
  - ii. Off-street surface parking areas located adjacent to single-family residential development shall be screened by a type C perimeter buffer in accordance with Section 155.5203.F, Perimeter Buffers.
  - iii. The facade of any parking structure facing adjacent single-family residential development shall be designed to appear as an articulated building wall to soften its visual impact.
- b. Parking Garage must comply with section 155.5605 Parking Deck or Garage Design Standards.
- c. All buildings must comply with Section 155.5602. Commercial, Institutional, And Mixed-Use Design Standards

**Response: Noted. Revised site plan address residential compatibility.**

8. Sustainable Development - Nonresidential and mixed-use development in all other districts shall achieve at least 12 points per table 155.5802.

**Response: Noted.**

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**Planning**

- 1. The subject property is within a flex receiving area and is eligible to apply for flex units per the City and County Comprehensive Plans.  
**Response: Noted.**
- 2. Provide a preliminary school capacity analysis demonstrating adequate capacity of the school system. A SCAD letter will be required for a Development Order of any Site Plan.

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**Response: Noted. A SCAD letter has been included with this submittal and is being provided as part of site plan review process. School Board staff has advised that there is sufficient capacity in local schools for the anticipated demand generated by the Project.**

3. Platting will not be required per Plat Determination Letter received from Broward County Planning Council.

**Response: Noted.**

4. Please provide the gross & net acreage of the subject property to clarify the amount of maximum dwelling units permitted on the property.

**Response: See updated survey provided with this resubmittal. The survey was updated to include the gross and net acreage.**

5. Please state the height of the buildings in feet in addition to stories.

**Response: The height and number of stories has been provided on the site plan.**

6. A Neighborhood meeting is strongly advised.

**Response: Noted. Applicant has met with the neighborhood already and intends to meet with the neighbors again prior to the PZ Board meeting.**

7. Applicant shall pay the per unit fee in lieu of providing affordable housing units at the time of building permit.

**Response: Noted.**

8. Please delete from e-plan previously-submitted documents & drawings that are no longer relevant. If you need assistance, contact Development Services Dept. or Maggie Barszewski will direct you to the appropriate staff member.

**Response: Noted.**

9. The narrative explains some of the ways that Section 154.61(D) will be met. However item (2) of that Section states the following standard:

- a. (2) The use of the reserve and flexibility units will produce a reasonable development pattern. The criteria for reasonableness shall include compatibility of adjacent land uses and suitability of the parcel for various development patterns. Please address this. Also item (3) states the following:

**Response: The narrative has been revised to include this information.**

- b. (3) An agreement to provide affordable housing units per subsection 154.61(E).Your narrative states the fee will be payed, therefore an agreement will be required.

**Response: Noted.**

10. In the narrative identify the surrounding uses and zoning.

**Response: The surrounding uses and zoning has been added to the narrative.**

11. Please revise the Application since it state the request as 276 Flex units, when your narrative & Tabular submittals show 285 Flex units being requested.

**Response: The narrative has been revised to reflect a request for 285 flex units.**

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12. EMAIL DRC RESPONSES TO MAGGIE BARSZEWSKI AND CONTACT HER TO PROCEED WITH P&Z SUBMITTAL.

**Response: Noted.**

13. Please upload Application.

**Response: Noted.**

14. In the narrative state if there are any easements that will eventually need to be abandoned prior to the proposed development.

**Response: Four easements will need to be abandoned for the proposed development. Information regarding the easements has been added to the narrative.**

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